

CBRE



VAN DE GRAAFF

BURLINGTON, MA



INVESTMENT OVERVIEW

As exclusive listing agent, CBRE Boston Capital Markets ("CBRE") is pleased to offer for sale 3 Van de Graaff Drive, a Class A, 291,077 SF fully amenitized office building located in Burlington, MA ("the Property", or "3 VDG"). 74% leased to 3 credit-quality tenants, the Property offers secure cash flow from investment grade tenants with the opportunity for upside through the lease up of vacancy and below market rents. Further upside opportunity exists in converting the office building into a life-science asset or via additional development recently approved by the Town of Burlington.

Located within one of Greater Boston's best performing office markets, the Property offers best-in-class specifications demanded by today's tenants including highly efficient layouts, up to 19'5" floor to deck ceiling height, landscaped courtyard and an on-site amenity package. The building is consistently awarded an Energy Star label and has been LEED-Gold Certified since 2012 for its operating efficiency.

Overlooking Interstate 95, the Property offers unmatched and unobstructed signage opportunities along one of the busiest interstates on the East Coast (191,000 ADT). 3 Van de Graaff is 0.5 miles from the Interstate 95/Route 3 interchange, centrally located between Interstate 93 (4.6 miles) and Route 2 (5.3 miles), 6 miles from Woburn's Anderson Regional Transportation Center, and has direct MBTA bus access from Van de Graaff Drive to Boston, offering seamless transportation options. The Property is also within walking distance to Northeastern University's state of the art expanding innovation campus which is engaged in cutting edge research.

3 Van de Graaff Drive is being offered "as is" without a formal asking price and is free and clear of existing debt. During the marketing and transaction process, CBRE will assist investors in providing financing options that enhance investor returns.



291,077
BEST-IN-CLASS
OFFICE BUILDING



74%
LEASED TO 3
INVESTMENT-GRADE TENANTS



PARKING
1,003 SPACES
(3.45 / 1,000 SF)



ON-SITE AMENITY
PACKAGE



ENERGY STAR
LABEL



LEED-GOLD
CERTIFIED



±61,000 SF
EXPANSION
POTENTIAL



HIGHLIGHTS



MULTIPLE PATHS
TO VALUE
CREATION



74% LEASED TO
INVESTMENT
GRADE TENANCY



IN-PLACE RENTS
SIGNIFICANTLY
BELOW MARKET



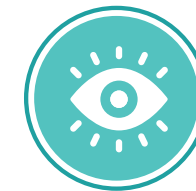
LIFE SCIENCE
CAPABLE DESIGN



SIGNIFICANT
CAPITAL
INVESTMENT



TOP-TIER
BUILDING
SPECIFICATIONS



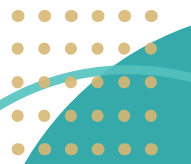
UNMATCHED
VISIBILITY &
ACCESSIBILITY



CORPORATE
ENVIRONMENT
WITH
OUTSTANDING
AMENITY PACKAGE



UNRIVALED
AMENITY BASE



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